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MLS#: 555222

PRICE: \$450,000

ADDR: 450 Main St, Longmont, 80501

SALE: COMMERCIAL/INDUSTRIAL/LEAS ACTIVE

Locale: Longmont

County: Boulder

Area/SubArea: 4/2

Map Book: B - 5 - C

Subdivision: Old Town

Legal: Lot 8 Blk 51

Year Built: 1918

SqFt Source: Assessor records

Lot Size: Approx Acreage:
Elec: Water: Longmont
Gas: Taxes\Yr: 4791/2006
PIN: Zoning: Comm

New Const: No
Builder:
New Const Notes:

Available Date:

02/01/2008

Min/Max Floor

Vacant: Level: 1

Total Building SqFt:

3089

Total SqFt Leased:

Min SqFt Max SqFt

Available: Available:

Total monthly income \$0.00

Total annual income

Gross Scheduled Income \$0.00

Less Vacancy Rate 0.00

Account/Legal

Remarks: Remodeled in 2005. Reception area, 8 private offices, 8 cubicle spaces, conference room, kitchen, common work area, storage area, two handicap accessible bathrooms. Recently a Real Estate office. Excellent location, great exposure. Would make an excellent executive office suite or professional office complex. Could be turn key. Furnishings negotiable. Owner will consider lease at \$12 NNN for the entire bldg or will price offices on an individual basis. .

Property Features

Land Size - <.25 Acre, **Style** - 1 Story/Ranch, **Construction** - Brick/Brick Veneer, Block, **Roof** - Rubber/Membrane, **Property Features** - Fire Sprinklers, Storage on Site, **Basement/Foundation** - Crawl Space, **Flood Plain** - Minimal Flood or C Rating, **Heating** - Forced Air, **Cooling** - Refrigeration/HVAC, **Inclusions** - Refrigerator, Microwave, **Disabled Accessibility** - Width of Hallways 42" or more, Low Carpet, Interior Door Openings 32" or more, Exterior Door Openings 36" or more, **Utilities** - Natural Gas, Electric, **Water/Sewer** - City Water, **Commercial/Industrial Type** - Office, Executive Suites, Retail-Downtown, **Ownership** - Licensed Owner, **Possession** - Specific Date, **Sale Includes** - Building(s), **Lease Information** - Offer Triple Net Lease, **Possible Usage** - Business, **New Financing** - Cash,

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|--------------------------|-------------------|---|
| | | Conventional, Showing Instructions - Appointment Only, |
| Advertising | | |
| Insurance | | |
| Property | | |
| Management | | |
| Personal Property | | |
| Tax | | |
| Real Estate Tax | | |
| Maintenance | | |
| Common Area | \$0.0 | |
| Maint. Per SQFT | 0 | |
| Services | | |
| Supplies | | |
| Utilities | | |
| Misc. | | |
| Total Operating | \$0.0 | |
| Expense | 0 | |
| Net Operating | \$0.0 | |
| Income | 0 | |
| Cap | | |
| Rate | Gross Rent | |
| 0.00 | Mult. 0.00 | |

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